

DOCUMENT # 3061
ADOPTED 6/23/88

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF EAST BOSTON COMMUNITY
DEVELOPMENT CORPORATION
DISPOSITION PARCELS EB-23 AND EB-24
IN THE EAST BOSTON SECTION OF THE CITY OF BOSTON**

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, East Boston Community Development Corporation has expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcels EB-23 and EB-24 in the East Boston section of the City of Boston; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That East Boston Community Development Corporation be and hereby is tentatively designated as Redeveloper of Parcels EB-23 and EB-24 in the East Boston section of the City of Boston subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (b) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final working drawings and specifications; and
 - (iv) Proposed development and rental schedule.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

4. That the developer be and hereby is authority to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized to execute and deliver a License Agreement with East Boston Community Development Corporation for early entry to Parcels EB-23 and EB-24 for the purpose of carrying out surveys and site investigation. Furthermore, said License shall include the provision that the authority shall be named as additional insured, as well as incorporate the Authority's usual requirements.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure" (Federal Form H-6004).

N
W **East Boston
Savings Bank**

Ten Meridian Street • East Boston, Mass 02128 • 617-567-1500

June 25, 1987

Al Caldarelli
President
East Boston Community Development Corp.
72 Marginal Street
East Boston, MA 02128

Dear Al:

I am pleased to inform you that East Boston Savings Bank is willing to assist the E.B.C.D.C. by providing the financing necessary to acquire and develop the following:

- 1) 37 Lexington Street, East Boston
Proposed: 2 Residential Condominium Units
Total Project Cost: \$140,000.00
- 2) 239 Trenton Street, East Boston
Proposed: 4 Residential Condominium Units
Total Project Cost: \$280,000.00

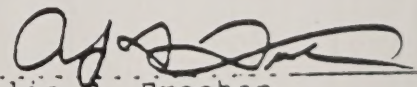
Our offer to finance the above is subject to a number of terms and conditions not all of which are listed below:

- A) It is my understanding that the newly constructed Units will be sold to low-moderate income Applicants who qualify and obtain permanent First Mortgage financing via the M.H.F.A. H.O.P. (Homeowner Opportunity) Program.
- B) That all final loan terms to include loan amount and interest rate must be set by the Bank's Board of Investment.

As you bid with the City of Boston, it is important that the City be advised that East Boston Savings Bank has previously provided financing for the E.B.C.D.C. for a similar project, (Six (6) condominium units on Marginal and Orleans Streets, East Boston) that was both successful and well received by the community.

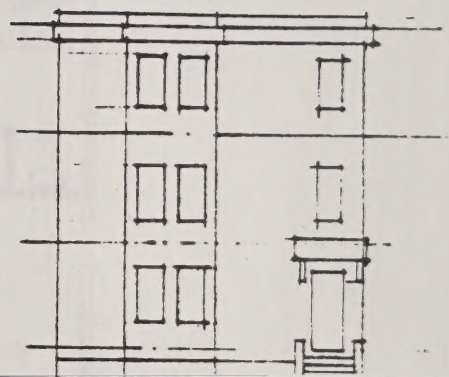
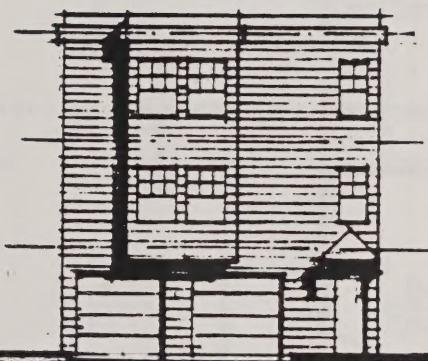
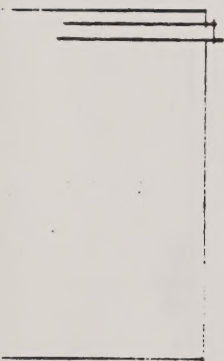
Good luck with your plans,

 **East Boston
Savings Bank**

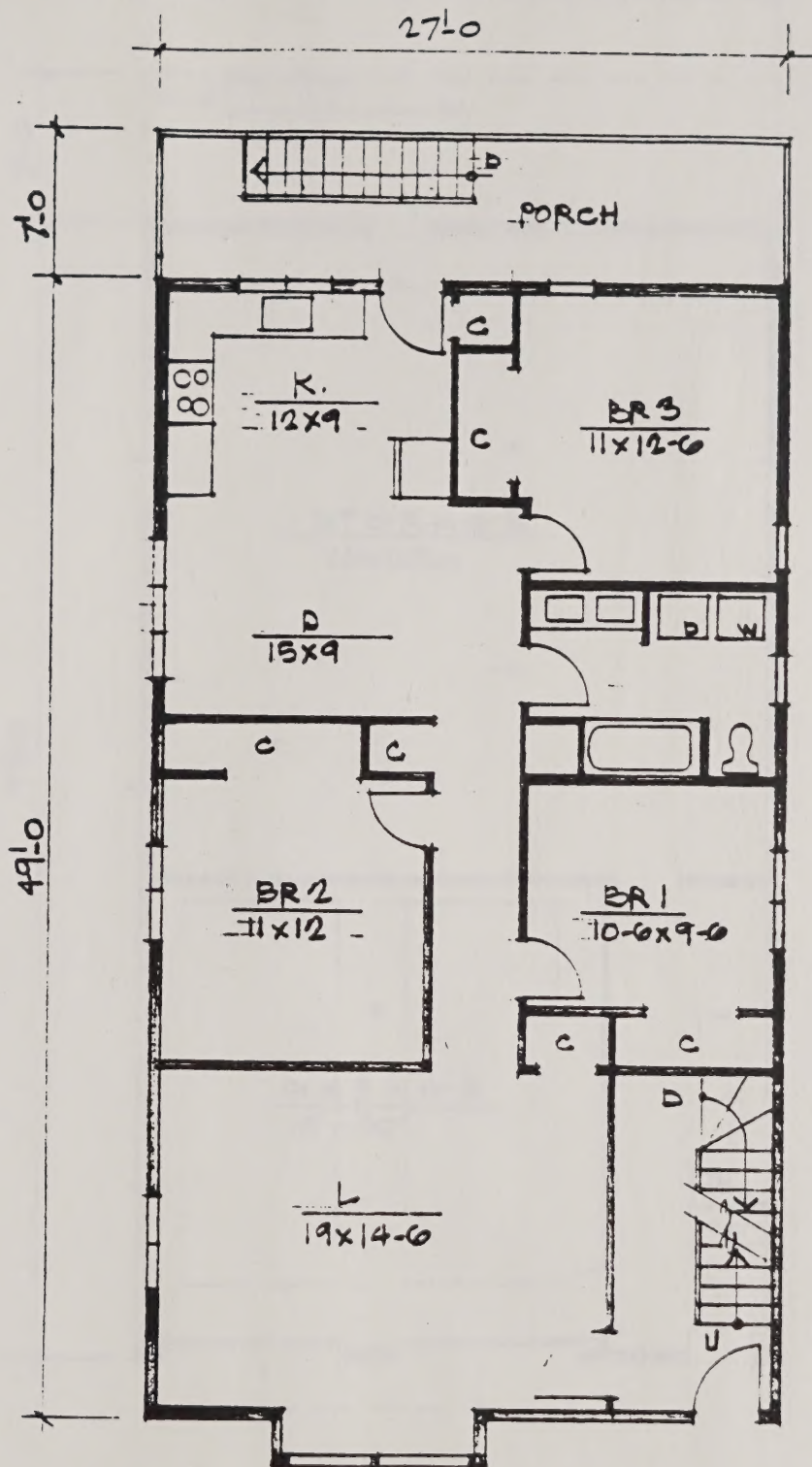

Philip F. Freehan
Senior Vice President

Philip F. Freehan,
Senior Vice President

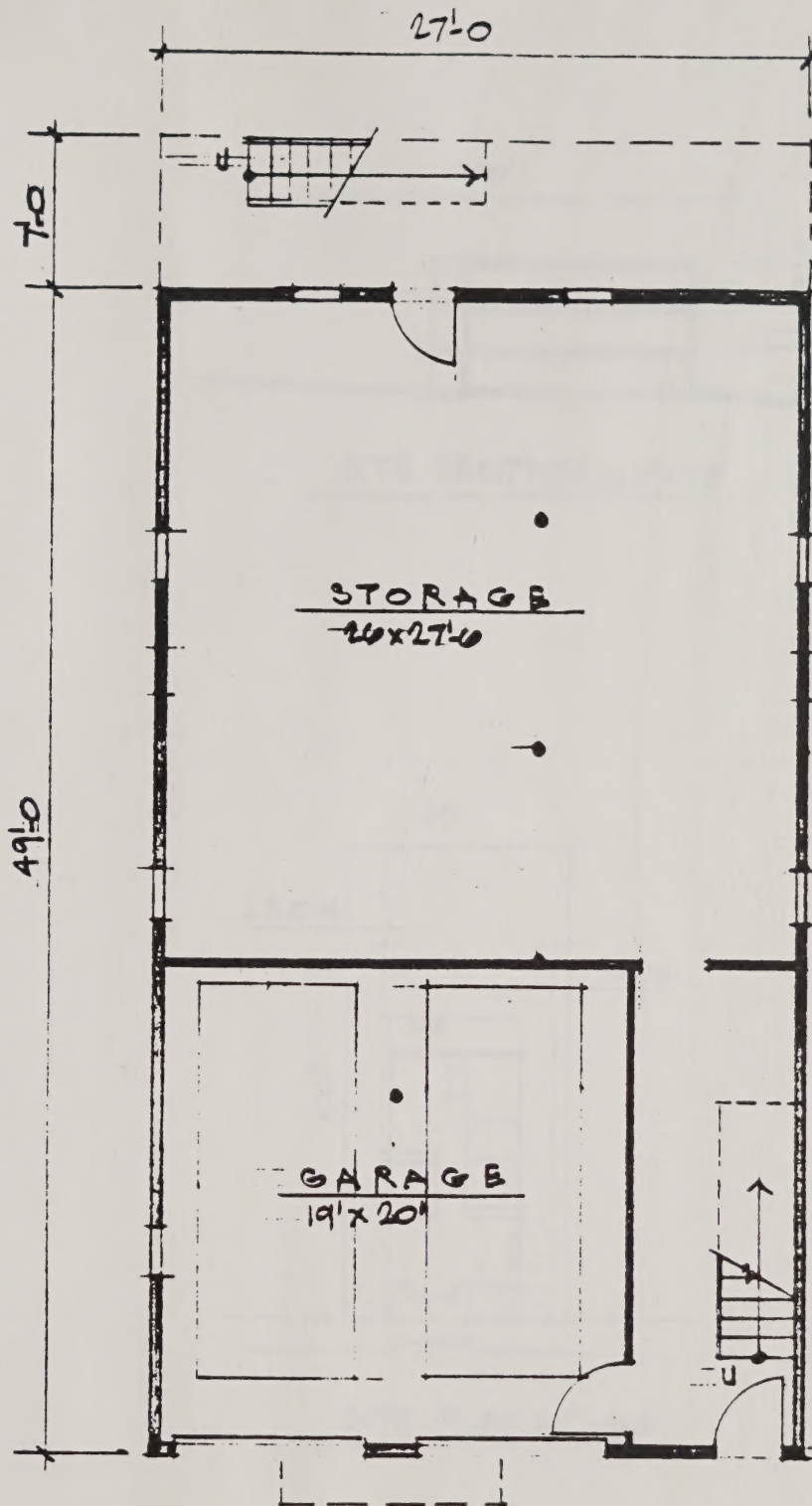
One Bennington Street, East Boston, MA 02128
617-567-1500



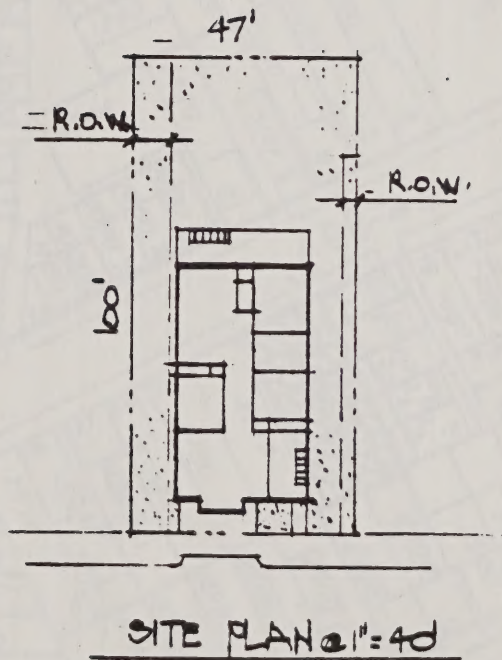
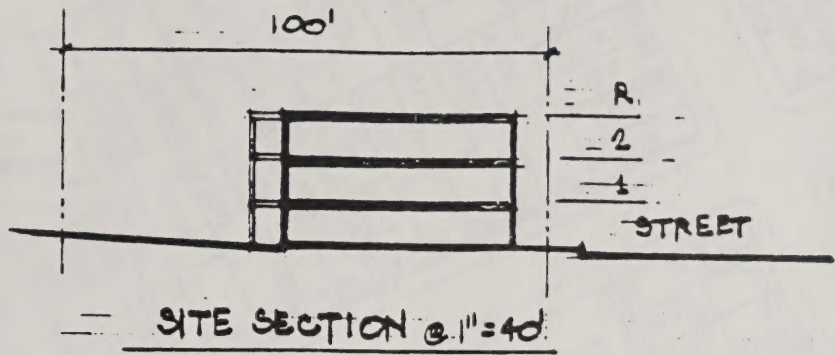
FRONT ELEVATION @ 1"=16'



1ST & 2ND FLOOR PLAN @ 1/8"



FLOOR PLAN AT STREET LEVEL @ 1/8"





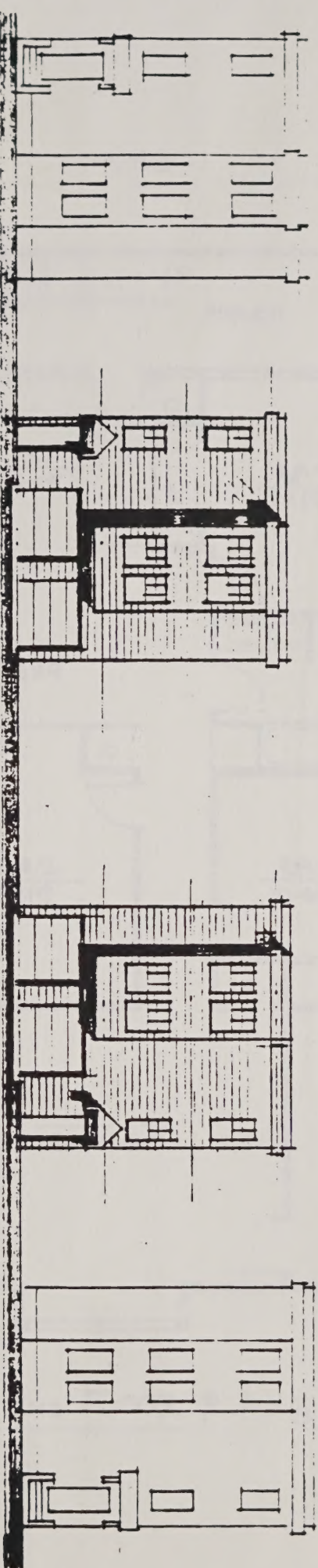
37 Lexington St

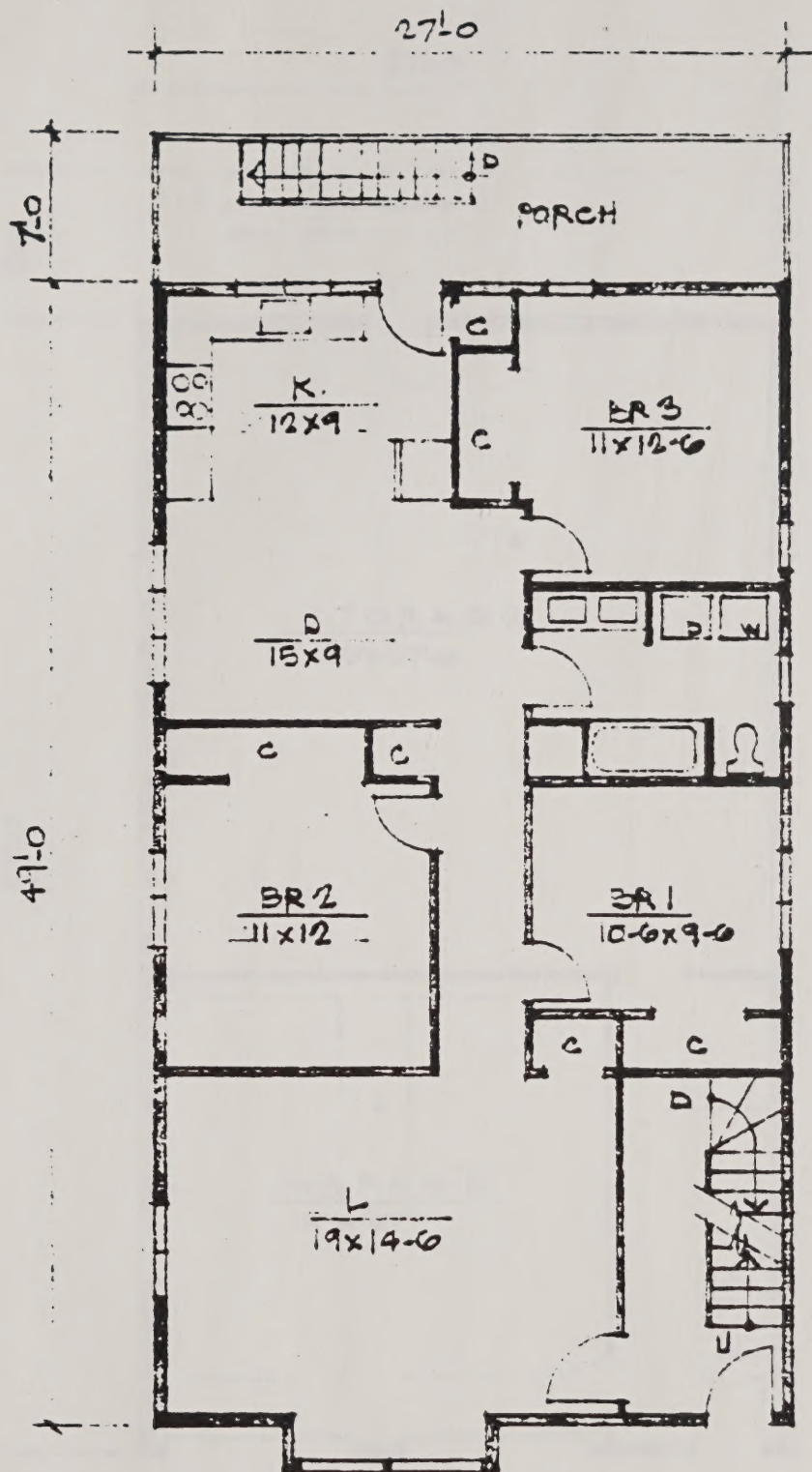
BOSTON
MASSACHUSETTS

196

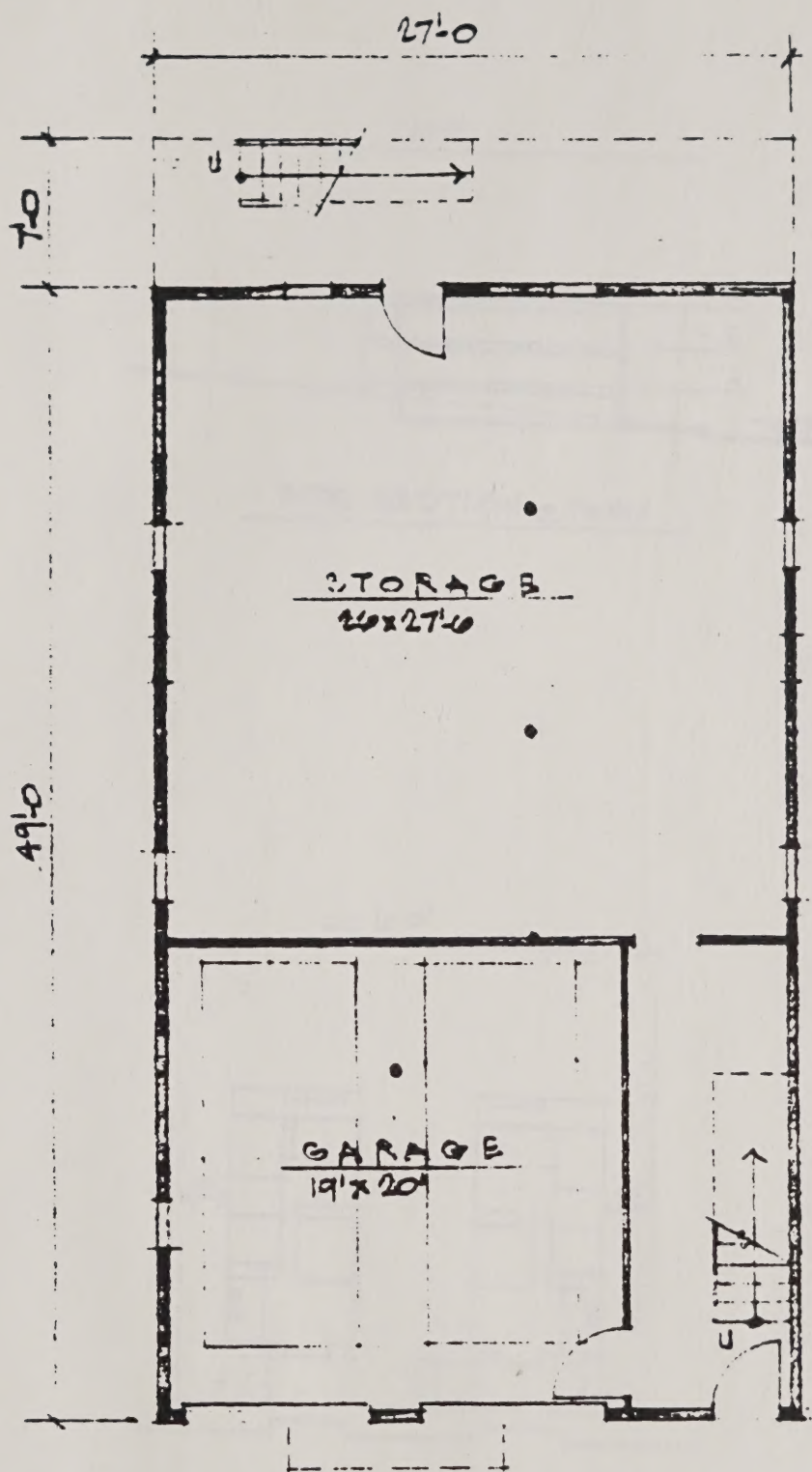
SHEET NO.29N-14

FRONT ELEVATION @ 1"=10'



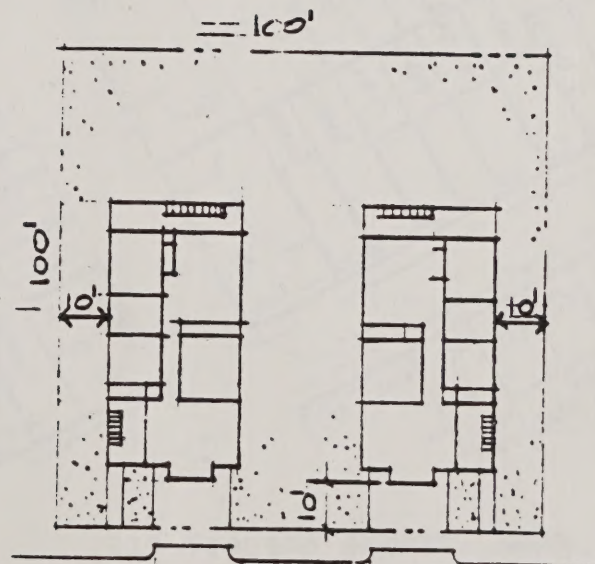
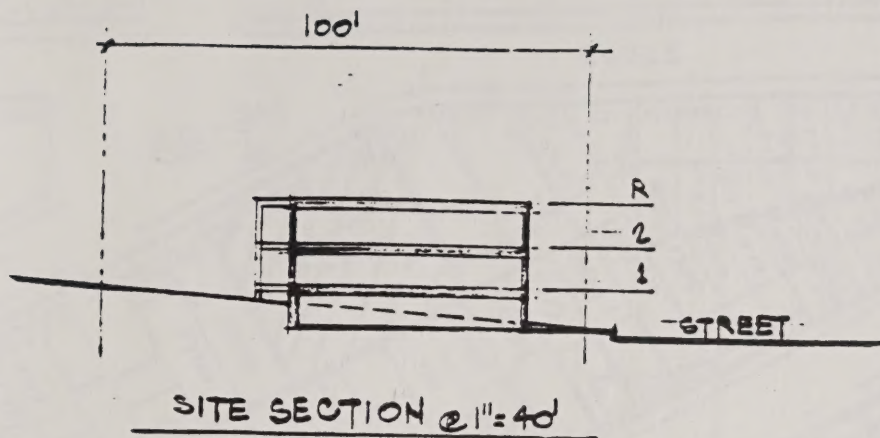


1ST & 2ND FLOOR PLAN @ 1/8"



FLOOR PLAN AT STREET LEVEL @ 1/8"

FEB 24



SITE PLAN @ 1"=40'



239 Trenton Street, East Boston

MEMORANDUM

JUNE 23, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT RUSH, SENIOR PROJECT MANAGER
JOHN NOONE, PROJECT MANAGER

SUBJECT: EB-23 AND EB-24 - EAST BOSTON
TENTATIVE DESIGNATION

SUMMARY: This memorandum requests that the Authority tentatively designate the East Boston Community Development Corporation of East Boston as redeveloper of the Authority-owned vacant land parcels known as EB-23 and EB-24. EB-23 is a 4,700 sq. ft. parcel located at 37 Lexington Street and EB-24 is a 10,000 sq. ft. parcel located at 239 Trenton Street. Tentative designation is requested for the purpose of creating a total of six three bedroom units, of which one hundred percent will be affordable to families earning 80% of PMSA income or less.

On May 14, 1987, the Authority issued a RFP for two Authority-owned vacant land parcels in East Boston known as EB-23 and EB-24. On June 30, 1987, the Authority received two proposals: one from the East Boston Community Development Corporation (EBCDC) and one from the Neighborhood Of Affordable Housing (N.O.A.H) of East Boston.

Following a staff review of both proposals both organizations were asked to resubmit their proposal after refining their proposals. Both proposals were resubmitted and reviewed by staff. The staff now recommends that the East Boston CDC be awarded a tentative designation as redeveloper of both parcels.

The East Boston Community Development Corporation (EBCDC) has one of the longest histories of organizational commitment of local groups for community improvement and development. The Corporation grew out of joint efforts of the East Boston Neighborhood Council, founded in the 1930's as a civic improvement association, and the planning office of urban affairs of the Roman Catholic Archdiocese of Boston. The overall goal of EBCDC is to enhance the quality of life of low and moderate income East Boston residents through economic development activities.

The proposal submitted by EBCDC, calls for the construction of a total of six three bedroom units. On the vacant land parcel EB-23, EBCDC proposes to construct a duplex that will contain two three bedroom units each measuring in excess of 1300 sq. ft. and providing one garage parking space per unit. On the vacant land parcel EB-24, EBCDC proposes to construct two duplexes of which each will contain two three bedroom units. Each unit will measure in excess of 1300 sq. ft. and will contain one garage parking space per unit.

The units resulting from this designation will be made available to families earning 80% of PMSA income or less either through rental or home ownership, or a combination of rental and ownership. The total development cost for this project is estimated to be \$524,980. Construction financing for the project shall be provided by the East Boston Savings Bank under conventional arrangements. The proposed architect for the project is John Kendall Mitchell & Associates of East Boston and the proposed contractor is S. Gaudino Construction Company, Inc. of East Boston.

The proposed development has been reviewed by the East Boston Planning and Zoning Advisory Committee. While the members of the PZAC Board have expressed the need for affordable housing in East Boston, a final vote was not taken on these parcels because of the number of the conflicting interests between the PZAC Board members and the competing CDC's.

The development of these two vacant land parcels in the manner described will provide much needed affordable housing to the East Boston neighborhood.

It is, therefore, recommended that the Authority tentatively designate the East Boston Community Development Corporation as redeveloper of Parcels EB-23 and EB-24 for the purpose of developing six units of affordable housing for families earning 80% of PMSA income or less.

An appropriate resolution is attached.

